

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 Fletcher Street, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,459,000

Property Type House

Suburb Hawthorn East

Period - From 01/07/2023

to

30/06/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|----------------------------------|-------------|--------------|
| 1 | 3 Campbell Gr HAWTHORN EAST 3123 | \$2,100,000 | 17/04/2024 |
| 2 | 38a St Johns Av CAMBERWELL 3124 | \$2,106,000 | 13/03/2024 |
| 3 | 70 Malin St KEW 3101 | \$2,235,000 | 02/05/2024 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/08/2024 10:13



3 2.5 2

Property Type: House
(Residential)
Land Size: 394 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2024: \$2,459,000

Comparable Properties



3 Campbell Gr HAWTHORN EAST 3123 (VG) **Agent Comments**

3 - -

Price: \$2,100,000
Method: Sale
Date: 17/04/2024
Property Type: House - Attached House N.E.C.
Land Size: 302 sqm approx



38a St Johns Av CAMBERWELL 3124 (REI/VG) **Agent Comments**

3 2 2

Price: \$2,106,000
Method: Sold Before Auction
Date: 13/03/2024
Property Type: House
Land Size: 372 sqm approx



70 Malin St KEW 3101 (REI/VG) **Agent Comments**

4 1 1

Price: \$2,235,000
Method: Auction Sale
Date: 02/05/2024
Property Type: House (Res)
Land Size: 350 sqm approx